

1 BILL NO. R-84-2- 16

2 DECLARATORY RESOLUTION NO. R-20-84

3 A DECLARATORY RESOLUTION designating  
4 an "Economic Revitalization Area"  
under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated  
6 December 28, 1984, to have the following described property  
7 designated and declared an "Economic Revitalization Area" under  
8 Division 6, Article II, Chapter 2 of the Municipal Code of the  
9 City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-  
10 12.1., to-wit:

11 Interstate Indus. Pk. Sec. H Block 22B;  
12 W 838.9 of 2176.3 of S 365 of N 367  
FT SW ¼ Sec. 22;

13 said property more commonly known as 5120 Investment Drive, Fort  
14 Wayne, Indiana 46808;

15 WHEREAS, it appears that said petition should be pro-  
16 cessed to final determination in accordance with the provisions  
17 of said Division 6.

18 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL  
19 OF THE CITY OF FORT WAYNE, INDIANA:

20 SECTION 1. That, subject to the requirements of Section  
21 4, below, the property hereinabove described is hereby designated  
22 and declared an "Economic Revitalization Area" under I.C. 6-1.1-  
23 12.1. Said designation shall begin upon the effective date of  
24 the Confirming Resolution referred to in Section 3 of this Resolu-  
25 tion and shall continue for one (1) year thereafter. Said desig-  
26 nation shall terminate at the end of that one-year period.

27 SECTION 2. That upon adoption of this Resolution:

28 (a) Said Resolution shall be filed with the Allen  
29 County Assessor;

30 (b) Said Resolution shall be referred to the Committee  
31 on Finance and shall also be referred to the De-  
32 partment of Economic Development requesting a re-



1 Page Two

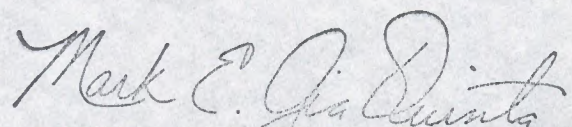
2  
3 commendation from said department concerning the  
4 advisability of designating the above designated  
5 area an "Economic Revitalization Area";

6 (c) Common Council shall publish notice in accordance  
7 with I.C. 5-3-1 of the adoption and substance of  
8 this Resolution and setting this designation as an  
9 "Economic Revitalization Area" for public hearing;

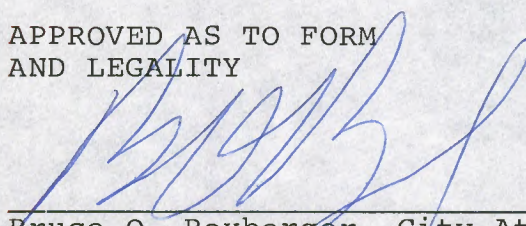
10 (d) If this Resolution involves an area that has al-  
11 ready been designated an allocation area under  
12 I.C. 36-7-14-39, then the Resolution shall be re-  
13 ferred to the Fort Wayne Redevelopment Commission  
14 and said designation as an "Economic Revitalization  
15 Area" shall not be finally approved unless said  
16 Commission adopts a resolution approving the peti-  
17 tion.

18 SECTION 2. That this Resolution shall be subject to  
19 being confirmed, modified and confirmed or rescinded after public  
20 hearing and receipt by Common Council of the above described re-  
21 commendations and resolution, if applicable.

22 SECTION 4. That this Resolution shall be in full force  
23 and effect from and after its passage and any and all necessary  
24 approval by the Mayor.

25   
26 \_\_\_\_\_  
27 Councilmember

28 APPROVED AS TO FORM  
29 AND LEGALITY

30   
31 \_\_\_\_\_  
32 Bruce O. Boxberger, City Attorney



Read the first time in full and on motion by \_\_\_\_\_,  
seconded by \_\_\_\_\_, and duly adopted, read the second time  
by title and referred to the Committee \_\_\_\_\_ (and the City  
Plan Commission for recommendation) and Public Hearing to be held after  
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,  
Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_  
19\_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ .M., E.S.

DATE: \_\_\_\_\_

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by GiaQuinta,  
seconded by Stier, and duly adopted, placed on its  
passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 2-14-84

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort  
Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. P-20-84  
on the 14th day of February, 19 84,

ATTEST:

(SEAL)

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Ray A. Ebert  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,  
on the 15th day of February, 19 84,  
at the hour of 2:00 o'clock P. .M., E.S.T.

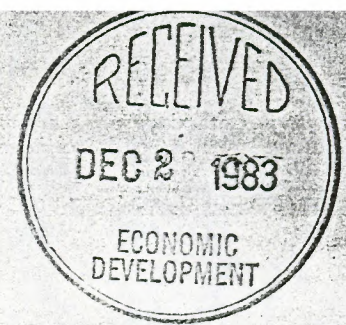
Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 21st day of February,  
19 84, at the hour of 1 o'clock P. .M., E.S.T.

Win Moses, Jr.  
WIN MOSES, JR., MAYOR



APPLICATION FOR DESIGNATION  
AS AN ECONOMIC REVITALIZATION AREA  
-NEW MANUFACTURING EQUIPMENT-



This application is to be completed and signed by the owner of the property where the installation of new manufacturing equipment is to occur. The Common Council of the City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant MANCO PRODUCTS, INC.
2. Owner(s) Real Property: Pines of America, Inc. Equipment: Manco Products, Inc.
3. Address of Owner(s) (Manco) 4404 Engle Ridge Drive, Ft. Wayne, IN 46804  
(Pines) 5120 Investment Drive, Ft. Wayne, IN
4. Telephone Number of Owner(s) ( ) 432-1596 (Manco) 483-1191 (Pines)
5. Relationship of Applicant to Owner(s) if any Same
6. Address of Applicant Manco Products, Inc.  
4404 Engle Ridge Drive  
Fort Wayne, IN 46804
7. Telephone number of Applicant ( ) 432-1596
8. Address of Property Seeking Designation 5120 Investment Drive
9. Legal Description of Property Proposed for Designation (may be attached) INTERSTATE INDUS PK SEC H BLOCK 35; INTERSTATE INDUS PK SEC F  
BLOCK 22A; INTERSTATE INDUS PK SEC H BLOCK 22B; W 838.9 OF 2176.3 OF S 365 OF  
N 367 FT SW 1/4 SEC 22;



10. Township Washington
11. Taxing District Fort Wayne
12. Current Zoning Light Manufacturing
13. Variance Granted (if any) \_\_\_\_\_
14. Current Use of Property
- a. How is property presently used? New equipment not used yet.
- \_\_\_\_\_
- \_\_\_\_\_
- b. What is the condition of any structures on property? \_\_\_\_\_
- Excellent
15. Current Assessed Value of Machinery Equipment to be installed on the Real Estate \$47,460
16. Amount of Personal Property Taxes Owed During the Immediate Past Year \$20,550.70
17. Description of New Manufacturing Equipment to be installed on the Real Estate Mold for the manufacture of vehicle body panels of medium impact polypropylene polymer by the injection molding process.
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
18. Development Time Frame
- a. When will installation begin of the new manufacturing equipment? January 4, 1984
- b. When is installation expected to be completed? January 12, 1984
19. Cost of new manufacturing equipment? \$ 219,050



20. Has "new" manufacturing equipment ever been utilized in the State of Indiana prior to this project? \_\_\_\_\_ Yes XX No

21. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be created as a result of the installation of this new manufacturing equipment? \_\_\_\_\_

b. What is the nature of those jobs? \_\_\_\_\_

c. Anticipated time frame for reaching employment level stated above? \_\_\_\_\_

22. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) \_\_\_\_\_

None

23. Undesirability for Normal Development

What evidence can be provided that the property on which the new manufacturing equipment will be installed "has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

The depressed economic state of the Fort Wayne Community indicates the need to bring

additional manufacturing capabilities to Fort Wayne. By installing this mold in

Fort Wayne, the work that was being done in another city can be performed here.

In the immediate vicinity of 5120 investment Drive, two buildings are standing empty with no prospects for occupancy in the near future.



24. How will the proposed designation further the economic development objectives of the City of Fort Wayne? By purchasing this mold and in-

stalling at Pines of America, a process that generated nearly \$300,000 in  
payments to a vendor in another city since March 1, 1983 will bring jobs and  
the payments to a Fort Wayne employer.

25. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. None

26. Zoning Restrictions

Will the installation of this equipment require a rezoning, variance, or other approval?        Yes        ☒ No

27. Financing on Project

What is the status of financing connected with this project?

Financed through private banking source here in Fort Wayne



I hereby certify that the information and representation on this Application are true and complete.

Richard V. P. General Mgr. Prince of America  
Signature(s) of Owners

12/23/83  
Date

Richard O. Smith Controller

Manco Products, Inc 12/23/83

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Equipment to be installed:

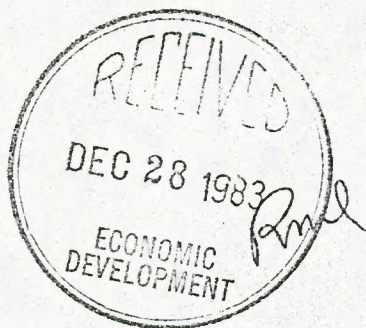
Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing

Approved or Denied? Date:

Allocation Area:





MANCO PRODUCTS INC.  
FORT WAYNE, INDIANA

VENDOR

DATE

CHECK NO.

12/28/83

7443

INVOICE DATE	INVOICE NUMBER	INVOICE AMOUNT	DISCOUNT	OTHER DEDUCTION	NET AMOUNT	COMMENTS
12/28/83	ECONOMIC REVITALIZATION AREA APPLICATION				\$50.00	a/c 826

MANCO PRODUCTS INC.

4404 ENGLE RIDGE DRIVE  
FORT WAYNE, INDIANA 46804

VENDOR

007443

DATE

12/28/83

CHECK NO.

07443

INDIANA BANK AND TRUST CO.  
FORT WAYNE, INDIANA

71-34  
749

NET AMOUNT

\$50.00

PAY EXACTLY

\*\*\*\*\*fifty\*\*\*\*\*

DOLLARS AND 00\*\*

CENTS

PAY  
TO THE  
ORDER  
OF

CITY OF FORT WAYNE  
ECONOMIC DEVELOPEMENT DEPARTMENT

GENERAL ACCOUNT  
MANCO PRODUCTS INC.

⑈007443⑈ ⑆074900343⑆ 40⑈2 652 522⑈

No. 13 DECEMBER 28 1983

Received from MANCO PRODUCTS, INC.

Fifty and 00/100 100 Dollars

TAX ABATEMENT APPLICATION FEE

\$50.00  
\*WILSON JONES CO. MFG.

James D. R.





# The City of Fort Wayne

February 2, 1984

Mark GiaQuinta, Chairman of Finance  
Fort Wayne Common Council  
One Main Street  
Fort Wayne, IN 46802

Re: Tax Abatement Application For Manco Products, Inc.

Dear Mr. GiaQuinta:

On December 18, 1983, an application for tax abatement was filed in the office of the Department of Economic Development requesting designation of the property located at 5120 Investment Drive as an "Economic Revitalization Area" for the purposes of tax abatement. The application was then referred to the Law Department for drafting of a Declaratory Resolution.

## Action

The Department of Economic Development conducted a staff review of the project on January 25, 1984. A formal review of the site and an interview with Mr. Richard Smith was conducted.

## Recommendation

Based upon the above action, the Department of Economic Development is recommending to the Common Council a "Do Pass" to your Declaratory Resolution designating:

Interstate Industrial Park section "H" block 35; Section "F", Block 22A; Section "H" Block 22B; W 838.9 of 2176.3 of S 365 of N 367 ft SW 1/4 Sec 22

As an "Economic Revitalization Area" for purposes of I.C. 6-11-12.1, as enacted by the General Assembly of the State of Indiana.



Mark GiaQuinta  
February 2, 1984  
Page 2

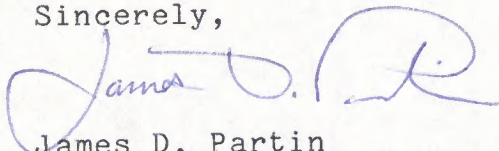
Rationale

The above stated recommendation is based upon the following rationale:

1. Lack of development
2. Cessation of growth
3. Neighborhood conservation and stabilization
4. Increase in employment by 5 jobs

If you need any additional information, please do not hesitate to contact me at 427-1127.

Sincerely,

A handwritten signature in blue ink, appearing to read "James D. Partin". The signature is stylized with a large, looping initial "J" and a long, sweeping underline.

James D. Partin  
Business Planning Specialist  
Department of Economic Development

hjk



Admn. Appr. \_\_\_\_\_

DIGEST SHEETTITLE OF ORDINANCE Declaratory ResolutionQ-84-02-16DEPARTMENT REQUESTING ORDINANCE Economic Development DepartmentSYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic  
Revitalization Area" under I.C. 6-1.1-12.1.(Commonly known as 5120 Investment Drive, Fort Wayne, Indiana; Manco  
Products, Inc.)

EFFECT OF PASSAGE Additional manufacturing capabilities will be added  
to Fort Wayne and work that is presently being done outside of Fort  
Wayne will be done here. Two buildings that are presently empty will be  
utilized.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$219,050.00 (not including  
land cost)

ASSIGNED TO COMMITTEE (PRESIDENT)